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**Housing Authority of the City of East Point, Georgia**

**Regular Meeting**

**September 26, 2017**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, September 26, 2017 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. Ms. Allen called the meeting to order at 5:34 PM.

Those answering the roll call were:

Ms. Allen, Ms. Shorter, Ms. Adams, and Mr. Newman. Dr. Lovett arrived at 5:48 PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, and Luvell Porter.

Ms. Allen opened the meeting with a moment of silence.

On motion of Ms. Shorter, seconded by Ms. Adams, the Board voted unanimously to adopt the agenda.

Mike Petro from Casterline Associates presented the proposed 2018 operating budget to the Board and discussed the general methodology of estimating a budget with an approximate operating funding level of 80%. He and Mr. Spann discussed the gain in the 2017 operating budget, due mainly to a higher than expected operating subsidy and the tight financial controls within the HACEPG. He also answered the Board's questions regarding impacts of RAD conversion, recapture concerns, and reserve funds. On motion of Dr. Lovett, seconded by Ms. Shorter, the Board voted unanimously to approve the draft 2018 Annual Operating Budget.

On motion of Ms. Adams, seconded by Mr. Newman, the Board voted unanimously to approve the minutes of the regular meeting held August 22, 2017.

Dr. Lovett left the meeting at 6:17 PM.

Mr. Spann updated the Board on the Hillcrest property: He discussed the status of the demolition application to SAC and the issues HUD is facing with hurricane relief and understaffing.

Mr. Spann updated the Board on the Nelms property: He discussed the demolition application to SAC and the resubmission for 9% tax credits.

Mr. Spann updated the Board on the Martel property: Staff is preparing for the October REAC inspection.

Mr. Spann updated the Board on the EPCEDC: The 501(C)(3) application with the IRS is still pending. He anticipates discussing 4 potential properties that could be acquired by the EPCEDC at the October Board meeting.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority: Roofing on the majority of their units is being replaced.

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Mr. Spann updated the Board on the progress of the RAD application: The HACEPG paid for third party reports to be provided regarding the physical condition of the units and environmental testing. There are weekly update phone calls scheduled, with the goal of a closing date in the fourth quarter of 2017.

Mr. Spann updated the Board on the outcome of the PHADA litigation vs. HUD over the recapture of funds in the past. The litigation has settled, and the anticipated recovery to the HACEPG should be \$900,000.00.

Mr. Spann and Ms. Furin updated the Board on the PWEF: PWEF will have its organizational Board meeting tonight following the HACEPG Board meeting.

There was no public comment.

Mr. Spann briefly discussed the summary of the August 2017 monthly agency reports. He discussed the quarterly newsletter, and the employment of several GSU Social Work interns to assist with the roll out of the no smoking policy and social media exposure for the HACEPG. The Smoke Free Policy will be discussed in a Town Hall meeting on October 19, 2017, in addition to several prior meetings. Ms. Allen encouraged the Commissioners to attend Resident Council meetings and Town Hall meetings when possible.

Ms. Furin reminded the Board that they had previously discussed and approved postponing the Annual Board meeting to elect officers until the RAD closing occurs. The current Chair and Vice Chair are principals in that loan process.

On motion of Ms. Shorter, seconded by Mr. Newman, the Board voted unanimously to adjourn the regularly scheduled meeting at 6:38 PM.